

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: November 9, 2017

Item Number: **085**

Public Hearing and Possible Action

Conduct a public hearing and consider a resolution regarding an application to be submitted to the Texas Department of Housing and Community Affairs by Elysium Grand, LP, or an affiliated entity, for the new construction of an affordable multi-family development to be known as the Elysium Grand, located at 3300 Oak Creek Drive.

District(s) Affected: District 7

Lead Department	Neighborhood Housing and Community Development Department.
Fiscal Note	There is no anticipated fiscal impact.
Prior Council Action	February 16, 2017 - Council approved a zoning change for the property by Resolution No. 20170216-045.
For More Information	Rosie Truelove, Neighborhood Housing and Community Development Department Director, 512-974-3064; David Potter, Program Manager, 512-974-3192.

Additional Backup Information:

This action will conduct a public hearing to receive comments to consider approval of a resolution as required by the Texas Department of Housing and Community Affairs (TDHCA)

2017 Uniform Multi-family Rules. The applicant must submit to TDHCA a resolution of no objection from the applicable governing body in which the proposed development is located. The proposed project is located in District 7.

Proposed Project

The proposed development is for 85 units to be located on Oak Creek Drive. Financing for the development is proposed to come from non-competitive 4% Low Income Housing Tax Credits, the Private Activity Bonds issued by Austin Housing Finance Corporation (AHFC), and Rental Housing Development Assistance (RHDA) funding from AHFC.

Estimated Sources & Uses of Funds

<u>Sources:</u>		<u>Uses:</u>	
Private Activity Bonds	\$9,400,000	Acquisition	\$2,000,000
Tax Credits	3,664,913	Hard Costs	10,078,777
Requested AHFC funding	3,720,000	Soft & Carrying Cost	5,673,752
Deferred Developer Fee	967,616	Total	\$17,752,529
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Population Served

The development will be a mixed-income community and will include 25 Veterans Affairs Supportive Housing (VASH) Project-based Vouchers and an on-site case manager.

- 12 units at 30% MFI (currently \$22,000 for a 3-person household);
- 40 units at 50% MFI (currently \$36,650 for a 3-person household);
- 20 units at 60% MFI (currently \$43,980 for a 3-person household);
- 13 units will have no income restrictions.

Project Attributes

- The approximate unit mix will include:
 - o 22 1-bedroom units; approximately 700 square feet;
 - o 45 2-bedroom units; approximately 855 square feet;
 - o 18 3-bedroom units; approximately 1,140 square feet.
- The services to be provided are based on the interests and needs of the residents. Proposed residential services are to be provided by a third party (Skillpoint Alliance), and will likely include job training, computer efficiency classes, and summer camp for children.
- On-site amenities will likely include a business center, fitness center, media room, indoor/outdoor flex space, barbecue grills, bike parking, covered picnic pavilion, a children’s playground, and a furnished community room.

Current Property Tax Status and Future Impact

The property is currently not exempt from taxation. The Travis Central Appraisal District would make a determination on any tax exemptions for which the property may qualify in the future.

Saigebrook Development, LLC (an affiliate of Elysium Grand, LP)

According to information provided by the developer, Saigebrook Development and its Principal, Lisa Stephens, have specialized in providing first-class affordable and workforce housing communities in urban core and suburban areas since 1996. Ms. Stephens has secured 18 allocations of Housing Tax Credits in Texas and has financed and closed approximately 5,000 units in the southern United States.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Information Packet here:

<http://austintexas.gov/page/fy-16-17-funding-applications>.